

## VII. MAJOR DEVELOPMENT CATEGORIES

All major new development and redevelopment in the City of Manitou Springs shall be in one of the Planned Use categories listed below.

### VII.1 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

- A. A PRD is a development which is under unified or single control composed of residential land uses designed to provide a desirable living environment for the residents. Residential condominiums will be considered under this section and will also comply with existing state law if approved by the City of Manitou Springs.
- B. All new major residential developments shall be PRDs and may be established in any residential district on a site of two (2) acres or more. Smaller projects with less acreage may be considered where the applicant can demonstrate that a smaller parcel will meet the objectives.
- C. Maximum density shall be dependent on the mixture of housing types and the designated district in which the development is proposed. Any mix in a general residential district shall not exceed 10 units per gross residential acre; any multifamily development shall not exceed 15 units per gross residential acre.
- D. Plans showing proposed landscaping, exterior building treatments, and property use shall be submitted to the Planning Commission and City Council for review and approval.

### VII.2 PLANNED UNIT DEVELOPMENT (PUD)

- A. A PUD is a development under single or unified control composed of a mixture of housing types and convenience retail and commercial facilities designed to provide a high quality environment for all residents and commercial tenants.
- B. PUDs may be established in any district, except low density residential, on sites of two (2) acres or more. Smaller projects with less acreage may be considered where the applicant can demonstrate that a smaller parcel will meet the objectives.
- C. Residential land uses shall not exceed a density of 15 units per gross residential acre.
- D. Other land uses will be limited to retail or commercial uses which have a limited service or market area. Examples include: drug stores, cleaners, convenience grocery and general purpose stores, bank branches, dental or physician's offices, etc.
- E. Plans showing proposed landscaping, exterior building treatments, signs, and property use shall be submitted to the Planning Commission and City Council for review and approval. All signs in the PUD shall be of a central design theme.

### VII.3 PLANNED BUSINESS CENTER (PBC)

A. A PBC is a development, under unified or single control, which encourages clustering of businesses into a convenient and attractive grouping with a central design theme (such as signs, colors, building facades, etc.). A single commercial development (an individual business) shall be considered as a PBC. The uses in a PBC include:

1. Any Retail or Commercial Use, which shall mean for the purposes of this sections, any sale of goods, or any service, for which monetary currency is exchanged.
2. Any light manufacturing, fabricating, or wholesaling use, without any outside storage of materials.
3. Any indoor recreational use.
4. Any accessory use customarily incidental to any of the above. Such accessory uses shall include the following uses which may be conducted outside of, but adjacent to, the enclosed building:
  - Sale of garden supplies and packaged nursery stock in an opaque screened area.
  - Day care play yards.
  - Outdoor extension of food service establishments.
  - Motor vehicle service station fuel pumps.

B. A PBC may be established in any commercial district or in the downtown area.

C. Plans showing proposed landscaping, exterior building treatments, signs, and property use for multiple developments shall be submitted to the Planning Commission and City Council for review and approval.

#### VII.3.a SIGNS IN PLANNED BUSINESS CENTERS

- All signs within a PBC shall be on a central design theme.
- All signs shall conform to the Manitou Springs Sign Ordinance (Ordinance No. 13, Series 1971, as amended).

### VII.4 DOWNTOWN DISTRICT

The development or redevelopment of any establishment or structure within the downtown area, as designated in the central core element of the City's Comprehensive Plan, shall take place in accordance with the plan.

### VII.5 USE REQUIREMENTS FOR COMMERCIAL ENTERPRISES

VII.5.a No land uses in a PBC, Commercial, or PUD district shall be noxious or offensive due to the emission of dust, odor, light, smoke, gas fumes, noise, or

vibrations. All uses shall be conducted in enclosed buildings except where specifically allowed, and no building or land shall be used for anything other than the permitted use.

VII.5.b Under conditions as specified, certain uses will be permitted in a commercial or downtown district.

- Christmas trees may be sold during the period of December if the area is cleared up and all evidence of the sale is removed by January 6. A permit will be obtained from the City Manager's office prior to commencing the stocking and sale of the trees.
- Special outdoor promotions and activities which do not obstruct ingress and egress and which last no more than one (1) month. The character of these activities shall be in keeping with the businesses in the PBC. A permit shall be obtained from the City Manager before the activity is commenced.

## VII.6 PARKING REQUIREMENTS

Off-street parking shall be required in the following amounts in all planned use and residential districts:

Retail Uses - 5.5 spaces per 1,000 square feet of gross leasable space.

Theaters or Auditoriums - 1 space for every 4 seats.

Bowling Alleys - 5 spaces per alley.

Drive-in Restaurants - 20 spaces minimum

Hotels/Motels - 1 space per unit

Offices - 2.5 spaces per 1,000 square feet of gross leasable space

Restaurants - 1 space for every 3 seats

Multifamily residential - 1.5 spaces per living unit

Single family residential - 2.0 spaces per living unit

- Each space shall be at least 20' x 10', excluding egress and ingress space.
- In all PBCs and PUDS with mixed uses, off-street loading spaces shall be provided completely off the public right-of-way and large enough to prevent the reversing of delivery trucks onto the public way.
- When off-street parking is provided in a residential area in lieu of garage or car port, it shall have all weather surfacing and it will be set back as required for a building on the premises.